II. FUTURE PLANS NARRATIVE

C. PLANNING OPPORTUNITIES

Cambridge

To achieve its academic mission, meet societal needs, and maintain preeminence, Harvard University must continue to grow. Some of this growth will occur in renovations and new buildings designed to alleviate current overcrowded and outdated facilities. Other projects will support the University's commitment to expand into new areas of knowledge, especially in the sciences.

The North Campus contains the most significant portion of Harvard's remaining development potential for academic growth and the University has embarked on a comprehensive planning process for this area. At the same time, housing is also a critical component of Harvard's academic program. Harvard's institutional uses in the Riverside neighborhood have traditionally been residential, and the availability of conveniently located and well-designed housing in this neighborhood enables the University to attract world-class faculty and to draw the highest caliber students from around the world.

Where possible, new construction in Cambridge is focused within the existing campus rather than at the edges such as the FAS science buildings: Laboratory for Interface Science and Engineering ("LISE"); the Biological Research Infrastructure ("BRI"); and the proposed Northwest Science Building. Where new projects must be located at the edge of the campus, they are designed to be responsive to the existing pattern of development and treat University edges with attention to the concerns of neighbors. Where possible, new buildings are designed and oriented on the campus to be consistent with the established streetscape and building heights and setbacks provide suitable transition to adjacent residential areas. These principles guided the design of the affiliate housing at Banks/Cowperthwaite and Memorial Drive and will be used to guide the design of future Law School development.

The University looks for opportunities to enhance and expand open space by concealing parking facilities underground. The graduate student housing in the Banks/Cowperthwaite and Memorial Drive area will benefit from such underground parking facilities and associated landscaping. Campus space previously underutilized as unattractive surface parking is thus made available for academic and related structures. Current examples are the Northwest Science building, which will be constructed over the Oxford Street garage, and the under-grounding of the Everett Street garage, which will create the development site for the Law School's proposed future development.

To the extent feasible, Harvard designs projects that preserve and enhance the existing historic and urban environment and encourage pedestrian traffic. The new building at 90 Mount Auburn Street is designed to be pedestrian and bicycle-friendly, with active ground floor uses provided. The Hilles Library reuse; the inter-flooring infill at the Quadrangle Athletic Center; the Blackstone Station renovations; and the addition to the Hasty Pudding theater are examples where the University has utilized existing facilities through conversion rather than construction of new structures. In this way, facilities are expanded while preserving historic buildings and respecting historic context. All buildings are planned to mitigate adverse environmental impacts, especially in the design of rooftop and other mechanicals, outdoor trash storage areas, and loading docks. Finally, the University is committed to excellence in design in the choice of architects for all of its building projects.

II. FUTURE PLANS NARRATIVE

C. PLANNING OPPORTUNITIES (continued)

Allston

The same commitment to excellence will guide the University's planning in Allston. Last year, Harvard convened more than 70 faculty members, students, and staff to participate in a group of task forces (Allston Life, Professional Schools, Science and Technology, and Undergraduate Life) that considered the University's academic and other programmatic aspirations for future development in Allston. The reports from the Allston task forces presented preliminary programmatic options, and will be a valuable foundation upon which the University can begin to develop a physical framework to guide its future plans. (The reports are available online at www.allston.harvard.edu.)

While the task forces were developing preliminary programmatic options, a group of faculty and administrators worked to identify a planning firm to develop a coherent and imaginative set of physical scenarios for Harvard's future presence in Allston. Because this is a planning—not a building or design—phase, the University focused on leading firms that have had solid planning experience, and narrowed the list of respondents to four respected firms. The University selected Cooper, Robertson & Partners as the lead planning firm for this next phase of Allston physical planning. Urbanist/architect Frank Gehry, landscape architect Laurie Olin, and the transportation planning firm of Vanasse Hangen Brustlin augment the Cooper team. The team will add value to the planning process, bringing experience with complex large-scale projects in urban settings, and ideas that balance creative vision with a strong sense of practicality.

In the coming year, the Cooper team will be informed by the ideas and perspectives of the academic task forces and other key University groups, while also engaging Harvard's Allston neighbors and city and state officials in cooperative discussions. The aim will be to ensure that the University's evolving physical plans for Allston are carefully aligned with the University's programmatic priorities and needs, and with the well-being of its neighbors.

The University, the City of Boston and the Allston community are also completing a two-year collaborative planning process entitled the North Allston Neighborhood Strategic Plan ("NANSP"), which lays out a shared vision for the future of the neighborhood and the Allston campus. The NANSP and the Cooper Robertson planning project will, together, form the basis for Harvard's Institutional Master Plan that will describe and assess the impact of its development plans for Allston.

MAP 2.8 Projects in Planning

Projects

1 Northwest Science Building
2 Law School Feasibility Study buildings
3 Affiliate Housing: 870-888 Memorial Housing
4 Affiliate Housing:Grant/Cowperthwaite Housing
5 Switch House Affordable Housing
6 Hasty Pudding
7 Blackstone Station Renovations
8 Quadrangle Athletic Center
9 Radcliffe Gymnasium
10 Rockefeller Hall
11 22 - 24 Prescott Street
12 20 - 20A Prescott Street

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING

College campuses must provide environments that support the learning community and student services. Much of the planning program in Cambridge is focused on several key areas:

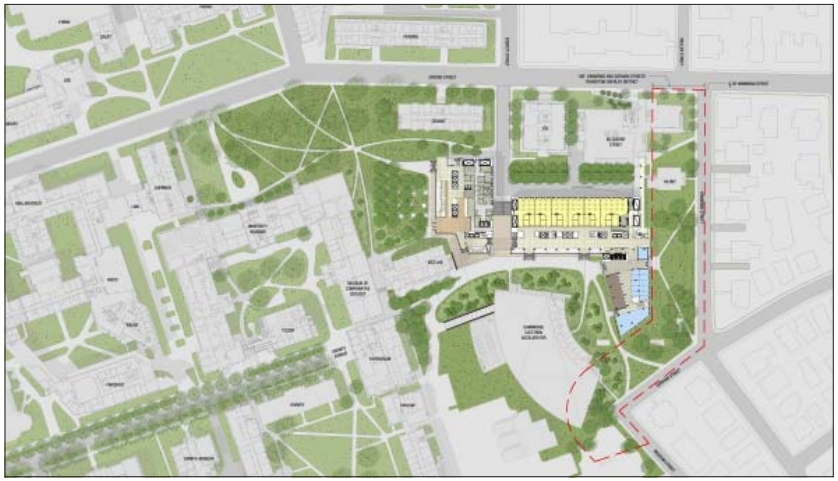
- Advancements in new fields of knowledge in the sciences;
- Improvements to academic and student life for undergraduate and professional schools;
- Provision of suitable housing for faculty, staff and students.

The University's projects in planning in Cambridge are being designed to address these needs. Physical planning is also being conducted within a framework of guiding principles. These principles include respect for the historic character of the University, sensitively scaled building massing, and a commitment to design excellence.

Project locations are identified on the map on the preceding page.

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING



Landscape Plan

View from Gorham Street

Northwest Science Building (including Chilled Water Plant and Electric Substation)

Project Details

Programmatic Driver:	Inter-disciplinary scientific teaching and research
Architect:	SOM - San Francisco
Square Feet:	500,000 total new construction 220,000 SF above-ground 330,000 SF below-ground
Schedule:	Begin construction in February 2005

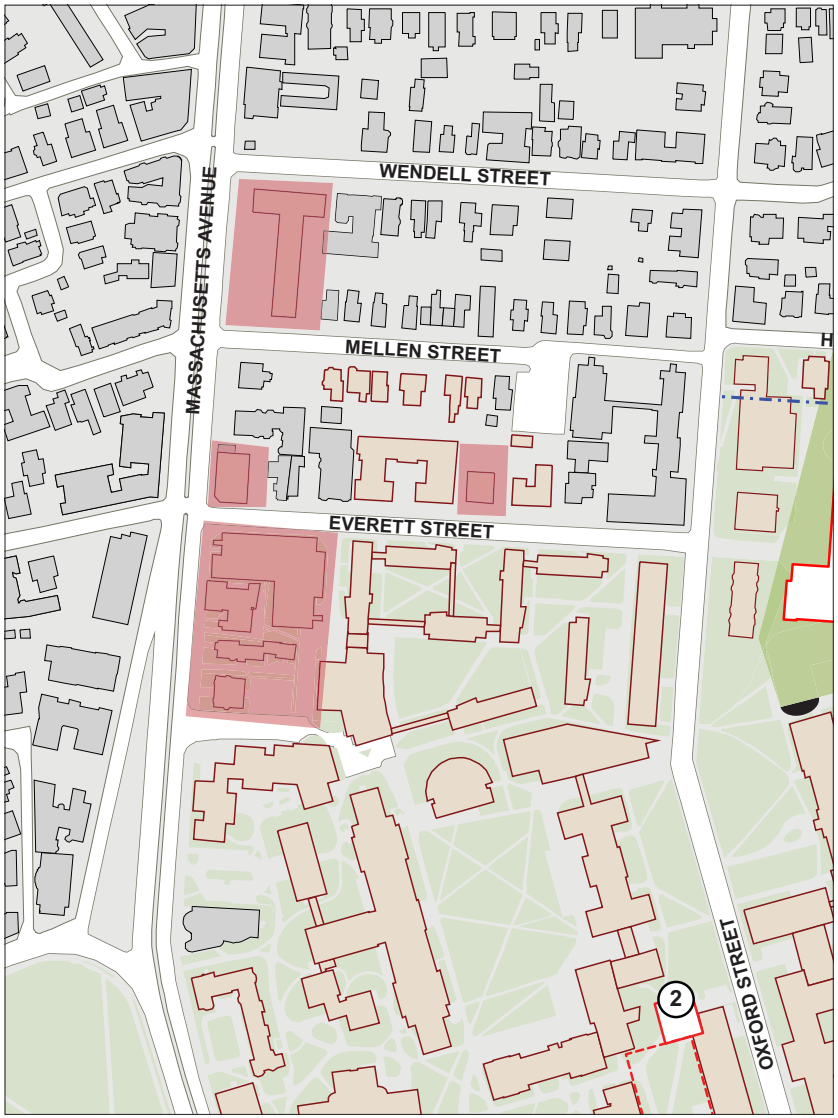
Project Description

For many years, the majority of the North Campus has been a combination of surface parking lots and service buildings. Harvard's intention is to integrate this part of the campus into the existing campus system of open spaces and buildings. The planning for this campus development began with a community process resulting in the Hammond Street transition rezoning to reinforce shared objectives for this campus edge. The last five years has seen the construction of 60 Oxford Street at the corner of Hammond and Oxford Streets and the construction of a underground garage. The underground garage will consolidate most of the surface parking in that area underground, and will allow development to occur above it.

The Northwest Science Building will be built over a portion of the garage and represents an opportunity to begin to integrate this portion of the campus with the rest. The new building will house a variety of uses including office space, classrooms, seminar rooms, collection space, teaching laboratories, garage entrances, as well as a new chilled water plant and electrical substation. The laboratory space will not be dedicated to a particular science department. Instead, the flexible design of the proposed Northwest Science Building is intended to accommodate collaborative research and teaching efforts of researchers from many different disciplines such as neuroscience, bioengineering, astrophysics, particle physics, and biophysics.

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING



Four Law School Feasibility Sites

Law School: Feasibility Study Projects

Project Details

Programmatic Driver:	Inadequate and cramped existing academic facilities, especially student activities space
Architect:	Robert A.M. Stern Architects
Total Square Feet:	To be determined after space programming is complete
Schedule:	Space programming began in summer 2004

Project Description

In 2002, Harvard Law School ("HLS") began a process to assess the potential of its current site to accommodate future space needs as well as to understand community and city issues regarding possible development. The feasibility study focused on four sites: Everett Street garage site; Bence site; 23 Everett Street; and North Hall. One of the findings of this process was that HLS's 20-25 year academic needs can be met in Cambridge by maximizing use of the Everett Street garage site. Development on this site will require demolition of the Everett Street garage and Wyeth Hall, construction of a new underground garage, and relocation of two historic wood frame houses. HLS determined that it can meet its academic needs in a way that enhances the built environment and addresses key community concerns:

- Massachusetts Avenue Corridor
- Traffic
- Parking
- Safety
- Community Retail
- Historic Resources and Quality Buildings
- Campus Edges
- Scale and Texture
- Pedestrian Pathways
- Open Space
- Image

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING

Law School: Feasibility Study Projects (continued)

In August HLS chose Robert A.M. Stern Architects as the principal design firm to prepare a planning framework for the Law School campus and to provide the architectural design for the initial development on the Everett Street corner site. Currently, Robert A.M.Stern Architects is conducting space programming studies for the entire campus that will eventually lead to site and building design. During this planning process, HLS will be working with the community and city to shape an agreement on the overall development plan.

Everett Street Garage

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING

View from Banks Street

Site Plan

Affiliate Housing: 870-888 Memorial Drive

Project Details

Programmatic Driver:	Housing for graduate students, faculty, and staff
Architects:	Kyu Sung Woo Architects (dormitory building); Elkus/Manfredi Architects (3 wood frame houses)
Square Feet:	140,652 new construction
Units:	181 (including community affordable units)
Buildings:	35'-65' dormitory building; 3 wood frame houses
Parking:	110 car garage in dormitory building and 10 surface spaces
Schedule:	Construction start spring 2005; with phased completion fall 2006 through summer 2007

Project Description

At the 870-888 Memorial Drive site, Harvard proposes a housing development to serve Harvard graduate students, faculty, and staff and provide several units of community affordable housing. The proposed development will consist of a graduate student dormitory on the northern parcel designed by Kyu Sung Woo Architects and three wood-frame houses along the neighborhood edge of the southern parcel designed by Elkus/Manfredi Architects. A parking garage will be located under the dormitory building, accessed from Akron Street. Public open space will be created on a 34,000 square foot area of the southern parcel fronting on Memorial Drive.

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING

View from Cowperthwaite Street

Site Plan

Affiliate Housing: Grant/Cowperthwaite Streets

Project Details

Programmatic Driver:	Housing for graduate students, faculty, and staff
Architect:	Elkus/Manfredi Architects
Square Feet:	131,265 SF
Units:	147
Buildings:	Dormitory building; 7 wood-frame houses (and 2 existing houses will be re-located)
Parking:	190 car garage in dormitory building and 20 surface spaces
Schedule:	Construction start spring 2005; with phased completion fall 2006 through summer 2007

Project Description

At the Grant/Cowperthwaite Streets site, Harvard proposes to develop an affiliated housing development providing 147 housing units to serve Harvard graduate students, faculty, and staff. The proposed development, designed by Elkus/Manfredi Architects, will consist of seven newly constructed wood-frame houses along Banks and Grant Streets and a larger dormitory building on Cowperthwaite Street. Two existing housing on Cowperthwaite Street will be relocated to Grant Street. A 190-car parking garage will be located under the larger dormitory building, accessed via Cowperthwaite Street.

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING

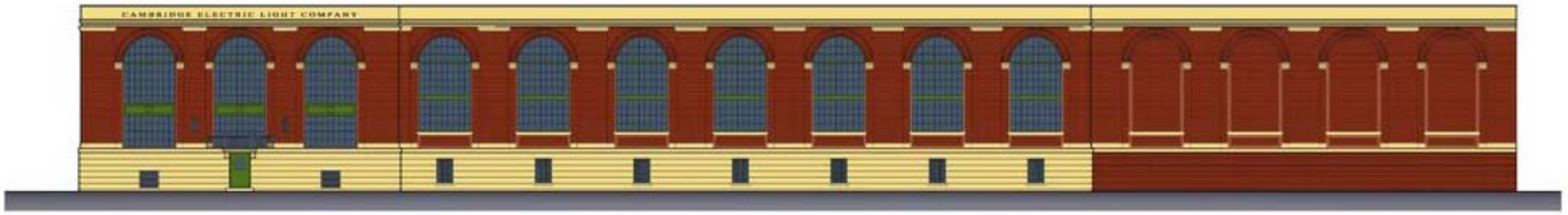
Community Housing: Switch House

Project Details

Address: 45 Blackstone Street and 219 Putnam Avenue
Architect: Mark Boyes-Watson
Schedule: Construction start autumn 2005; completion summer 2006

Project Description

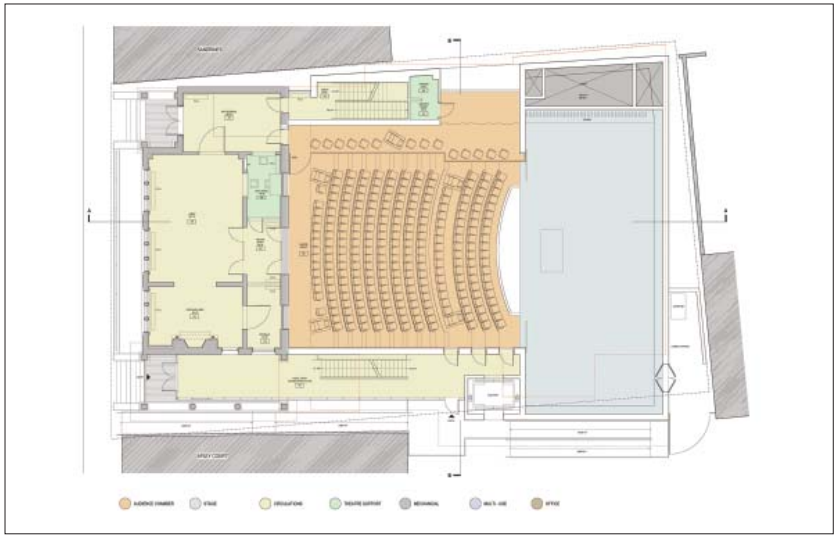
In accordance with a Letter of Commitment with the City of Cambridge, Harvard is planning to renovate the Switch House to develop 30-34 units of affordable home ownership. The units will accompany Harvard's successful completion of the Grant/ Cowperthwaite and Memorial Drive affiliate housing projects.



View of Switch House from Blackstone Street

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING



First Floor Plan

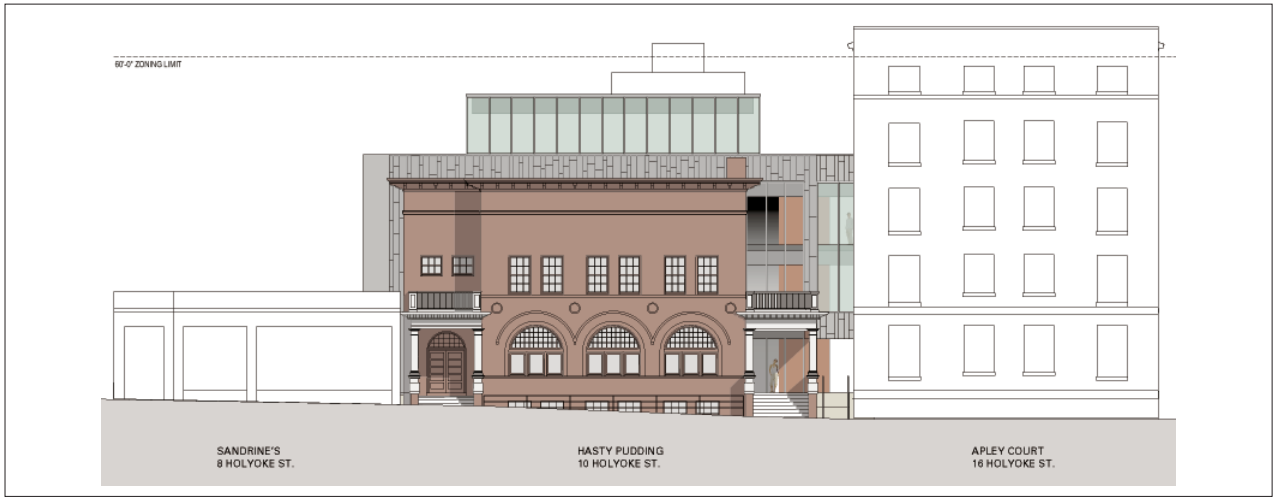
Renovation: Hasty Pudding Building

Project Details

Programmatic Driver:	Improvements to academic and student life
Architect:	Leers Weinzapfel Associates
Total Square Feet:	Existing 17,800 SF; proposed 35,300 SF
New:	29,575 SF
Renovation:	5,725 SF of existing space to be retained and restored
Schedule:	Construction to begin June 2005

Project Description

Renovations are planned for 10-12 Holyoke Street, the long-time home of the Hasty Pudding Theatricals and other Harvard student organizations. The brick facade will be restored while the back two-thirds of the building, now in a serious state of disrepair, will be demolished and rebuilt as a 275-seat theater with rehearsal, theater support, and meeting space.



West Elevation

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING

Renovation: Blackstone Station

Project Details

Programmatic Driver:	Consolidation of University Operations Services
Architect:	Bruner Cott
Total Square Feet:	42,000 SF of renovated space
New:	Net loss of approximately 5,000 SF
Schedule:	Begin construction in March 2005

Project Description

Harvard University Operations Services plans to consolidate its operations in one location, by upgrading and retrofitting several buildings at Blackstone Station. The project is designed with environmental sustainability as a priority and includes a significant increase in the amount of landscaped areas on this site. Another important goal is to maintain and respect the historic envelopes of Blackstone's buildings, many of which were constructed in the early twentieth century and have received little capital investment in decades.

Blackstone Station

Interior Addition: Quadrangle Athletic Facility

Project Details

Programmatic Driver:	Improvements to quality of student life
Architect:	Bruner Cott
Square Feet:	Renovation and new construction of 7,200 SF
Schedule:	Begin construction in January 2005

Project Description

This project is an interior renovation converting a portion of the athletic facility from basketball courts to a dance facility. The project includes audience seating and a new dance floor. New square footage will be created by interflooring one of the existing basketball courts.

Quadrangle Athletic Facility

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING

Renovation: Radcliffe Gymnasium

Project Details

Programmatic Driver:	Increase building's usefulness and improve life safety and accessibility
Architect:	Bruner Cott
Square Feet:	18,752 SF
Schedule:	Construction to begin in July 2005

Project Description

The Radcliffe Institute for Advanced Study is planning to undertake the renovation of this historic building. The renovated reconfiguration of the building will house a multi-purpose colloquia, a lecture, performance, and gathering space, administrative offices and support spaces.

Radcliffe Gymnasium

Renovation: Rockefeller Hall

Project Details

Programmatic Driver:	Improve accessibility and update systems
Architect:	TBD
Total Square Feet:	TBD
Schedule:	TBD

Project Description

The Harvard Divinity School is considering programmatic changes and improvements to the building.

Rockefeller Hall

II. FUTURE PLANS NARRATIVE

D. PROJECTS IN PLANNING

Renovation: 22-24 Prescott Street

Project Details

Programmatic Driver:	Address deferred maintenance
Architect:	Perry and Radford Architects
Square Feet:	Entire building
Schedule:	Construction to begin in July 2005

Project Description

Harvard Real Estate Services ("HRES") is planning to undertake reconstruction of the stucco facades as well as masonry re-pointing, roof replacement, and interior improvements.

Existing Conditions - 22-24 Prescott Street

Maintenance: 20-20A Prescott Street

Project Details

Programmatic Driver:	Address deferred maintenance
Architect:	Perry and Radford Architects
Total Square Feet:	None
Schedule:	Project to begin in July 2005

Project Description

At the same time as the work is occurring at 22-24 Prescott Street, HRES is planning to replace the roof at 20-20A Prescott Street.

Existing Conditions - 20-20A Prescott Street